



STAFF REPORT

EDINBURGH/BARTHOLOMEW/COLUMBUS JOINT DISTRICT PLAN COMMISSION (July 18, 2012 Meeting)

Docket No. / Project Title: EBC/DP-12-02 (Holiday Inn Express and Suites)
Staff: Heather Pope
Applicant: Sprague Company
Property Size: 2.75 Acres
Current Zoning: C3 (Shopping Center District)
Location: 12225 North Executive Drive, in German Township

Background Summary:

The applicant has indicated that the proposed site development plan is for the purpose of adding a new 167 square foot wall sign on the east side of the existing building.

Because this property is located in the C3 (Shopping Center District) the Plan Commission has authority over the number and size of signs along with other development standards typically applied to commercial zoning districts.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Should the number of wall signs be limited to 3 and total square footage of wall signs be limited to 423 square feet, as previously approved by the Plan Commission?
2. Are there circumstances that merit the additional sign for this property?

Plan Commission Options:

In reviewing a request for site development plan major modification the Plan Commission may (1) approve the proposal as submitted, (2) approve the proposal with conditions, (3) continue the review of the site development plan modification to the next Plan Commission meeting, or (4) deny the request.

Current Property Information:	
Land Use:	Hotel (Holiday Inn Express and Suites)
Site Features:	Four-story hotel, associated parking, landscaping and signage
Flood Hazards:	No flood hazards exist on the subject property.
Vehicle Access:	Executive Drive (Local)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	C3 (Shopping Center District)	Vacant Land/Antique Mall
South:	C3 (Shopping Center District)	Strip Mall
East:	C3 (Shopping Center District)	Vacant Land
West:	C4 (Roadside Commercial District)	Hilton Garden Inn/Vacant Land

History of this Location:

The relevant history of this property includes the following:

1. September 2010: An Administrative Subdivision (EBC/AD-10-11) was completed to move the northern property line further to the north creating the subject lot with 2.75 acres and a northern property, owned by the same property owner, with 1.30 acres.
2. October 2010: The Plan Commission approved a Site Development Plan (EBC/DP-10-02) to construct a 4-story hotel with associated parking, landscaping, signage and lighting.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as 'subdivision'.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Policy 19-A:** Ensure that all businesses are treated equally with respect to signs.
2. **Policy 19-B:** Encourage signs large enough to be seen, at normal driving speeds, without detracting from the beauty of the surrounding area. Heights and sizes of signs should be related to driving conditions (i.e. width of road, speed of traffic).

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This property is zoned C3 (Shopping Center District). The development standards for property in the C3 zoning district are at the discretion of the Plan Commission. The CR (Regional Commercial) zoning district in the City of Columbus and Bartholomew County jurisdictions mirrors the intent of the C3 zoning district which is to coordinate the concentration of comparatively high density development where services can efficiently be provided. Hotels are permitted in the CR zoning district as it is intended to be located in densely developed areas with easy access to high-volume transportation routes like U.S. 31 and I-65 in this instance. Therefore, applying the development standards for signs of the CR zoning district seems appropriate to provide a basis of comparison.
2. The petitioner received development plan approval to construct a four-story, 93 room, Holiday Inn Express and Suites in October 2010. Below is a table showing the sign package approved by the Plan Commission, the signs that are permitted in the CR zoning district and the difference between the two:

Sign Type	Original Holiday Inn Sign Package Approved	CR Zoning Allowances	Difference
Wall Signs	3 wall signs totaling 423 square feet (2 at 128 sq. ft. on the north and south wall and 1 at 167 sq. ft. on the west wall).	3 wall signs maximum; 15% of all front walls or 350 square feet whichever is less (350 sq. ft. would be the maximum allowed for this project).	+ 73 square feet
Free-standing Sign	1 free-standing sign with a sign face measuring 103 square feet and standing 32 ft. 8 in. in height.	1 free-standing sign permitted per lot with a maximum area of 150 square feet and a maximum height of 25 feet.	- 47 square feet + 7 feet in height

3. The petitioner is requesting a fourth wall sign at 167 square foot on the east wall. The sign will be identical to the sign on the west wall.
4. There are two other hotels in the immediate vicinity of the Holiday Inn Express and Suites. The Hilton Garden Inn and The Hampton Inn are visible from and have frontage on U.S. 31 and the Holiday Inn and Suites does not. However, the additional sign on the east side will not be visible from U.S. 31.
5. The Hilton Garden Inn has 2 wall signs at 276.35 square feet total and The Hampton Inn has 2 wall signs at 457.4 square feet total.

Columbus – Bartholomew County Planning Department Site Development Plan Application

Planning Department Use Only:

Jurisdiction: ☐ Columbus ☐ Bartholomew County ☒ Joint District
Docket No.: EBC/DP-12-02

Site Development Plan Application:

Application Type: ☐ Initial Site Development Plan ☒ Minor Modification ☐ Site Development Plan Revision

Project Title / Facility Name: J. Enterprise Inn of Executive Dr. dba
Holiday Inn Express & Suites
Total Number of Signs Requested 1 (please attach a separate worksheet for each sign)

Applicant Information:

Name: J. Enterprise Inn of Executive Dr., LLC dba Holiday Inn Express
Address: 430 2nd Street Columbus, In. 47201 Suites
(number) (street) (city) (state) (zip)
Phone No.: 812.379.2173 Fax No.: 812.375.0051 E-mail Address: spraguecompany@comcast.net

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: J. Enterprise Inn of Executive Dr., LLC dba Holiday Inn Express &
Address: 430 2nd Street Columbus, In. 47201 Suites
(number) (street) (city) (state) (zip)
Phone No.: 812.379.2173 Fax No.: 812.375.0051 E-mail Address: spraguecompany@comcast.net

Tenant / Lessee Information (if applicable):

Name: NONE
Address: _____
(number) (street) (city) (state) (zip)
Phone No.: _____ Fax No.: _____ E-mail Address: _____

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: Janeen M. Sprague
Address: 430 Second St. Columbus, In. 47201
(number) (street) (city) (state) (zip)
Phone No.: 812.379.2173 Fax No.: 812.375.0051 E-mail Address: spraguecompany@comcast.net

How would you prefer to receive information? (please check one): ☒ E-mail ☐ Phone ☐ Fax ☐ Mail

Property Information:

Property Size: 2.748 acres or _____ square feet

Zoning: C3

Address: 12225 N. Executive Dr. Edinburgh, In. 46124
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

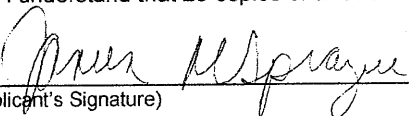
Supporting Information (please note the following which must be provided with the application):

- ☐ 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- ☒ A completed sign worksheet for each sign proposed (see attached form).
- ☒ A dimensioned drawing showing the size of each sign face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

Applicant's Signature / Acknowledgement:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

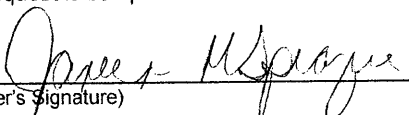
- ☒ I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.


(Applicant's Signature)

6-12-12
(Date)

Property Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.


(Owner's Signature)

6-12-12
(Date)

(Owner's Signature)

(Date)

Columbus – Bartholomew County Planning Department

Sign Worksheet

(Attach a separate sign worksheet for each sign to the ZCC or Sign Application)

Use of the Sign (check only one):

- ☒ Permanent ☐ Temporary: from _____ to _____
(start date) (end date)

Type of Sign (check only one):

- ☒ Wall Sign ☐ Development Entry Sign ☐ Freestanding Sign ☐ Interstate Oriented Sign
☐ Awning Sign ☐ Projecting Sign ☐ Pedestrian Entry Sign ☐ Directional Sign
☐ Directory Sign ☐ Window Sign ☐ Suspended Sign ☐ Flag Sign (commercial message)
☐ Banner Sign ☐ Inflatable Sign ☐ Beacon Sign ☐ Other: _____

Sign Features (check all that apply):

- ☐ Multiple Use Sign – Number of Secondary Elements (ie. tenant signs): _____
☐ Changeable Copy: _____ square feet
☐ Time & Temperature: _____ square feet

Sign Area:

Sign Area (total): 167 square feet (8'-1" feet tall X 20'-8" feet wide) East Side

Freestanding Sign Information (complete as applicable):

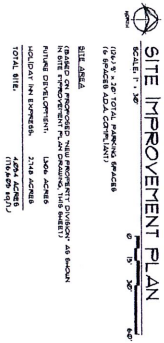
Sign Height (from ground level): _____ feet
Sign Area (primary element): _____ square feet (_____ feet tall X _____ feet wide)
Sign Area (secondary element #1): _____ square feet (_____ feet tall X _____ feet wide)
Sign Area (secondary element #2): _____ square feet (_____ feet tall X _____ feet wide)
Sign Area (secondary element #3): _____ square feet (_____ feet tall X _____ feet wide)

Wall Sign Information (complete as applicable):

Area of Structure Front Walls: 11,694 square feet
Front Wall #1: _____ square feet (_____ feet tall X _____ feet wide)
Front Wall #2: _____ square feet (_____ feet tall X _____ feet wide)

Window Sign Information (complete as applicable):

Area of Windows: _____ square feet
Windows on Wall #1: _____ square feet (_____ feet tall X _____ feet wide)
Windows on Wall #2: _____ square feet (_____ feet tall X _____ feet wide)



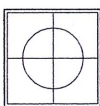
* New Signage

319 SOUTH MAIN STREET, SUITE 300
SOUTH BEND, INDIANA 46601
PHONE: 574-234-8619
FAX: 574-234-7243
EMAIL: driscuff@earthlink.net

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EXECUTIVE DRIVE

SITE IMPROVEMENT PLAN



AO.1

PHILIPPOPOULOS DICKSON
MAY 25, 2010

RETIREMENTS

JUNE 7, 2010
JUNE 15, 2010
JULY 1, 2010
JULY 7, 2010
JULY 27, 2010

By Order: JUL 27, 2010
JUL 27, 2010

Note: Wall colors shown below are examples intended to show options available for light and dark colored buildings. Actual wall colors must be approved by IHG Design & Plan Review.



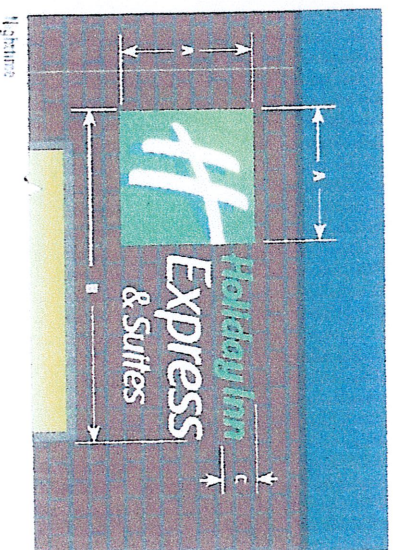
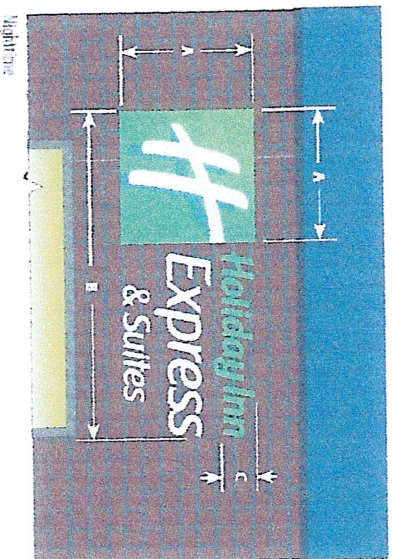
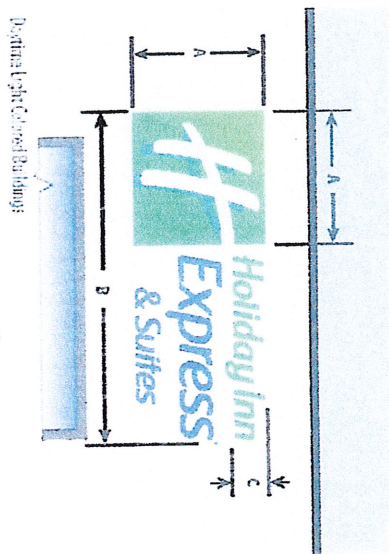
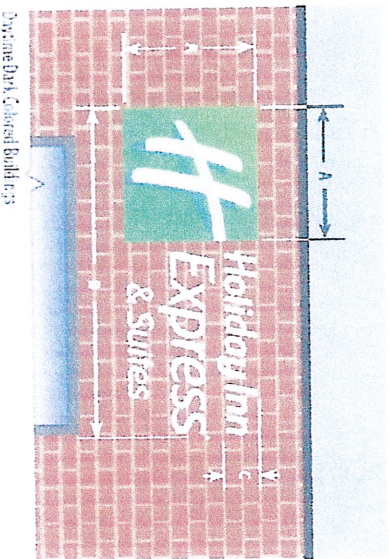
Family of Signs

Building Signs

Primary Signs

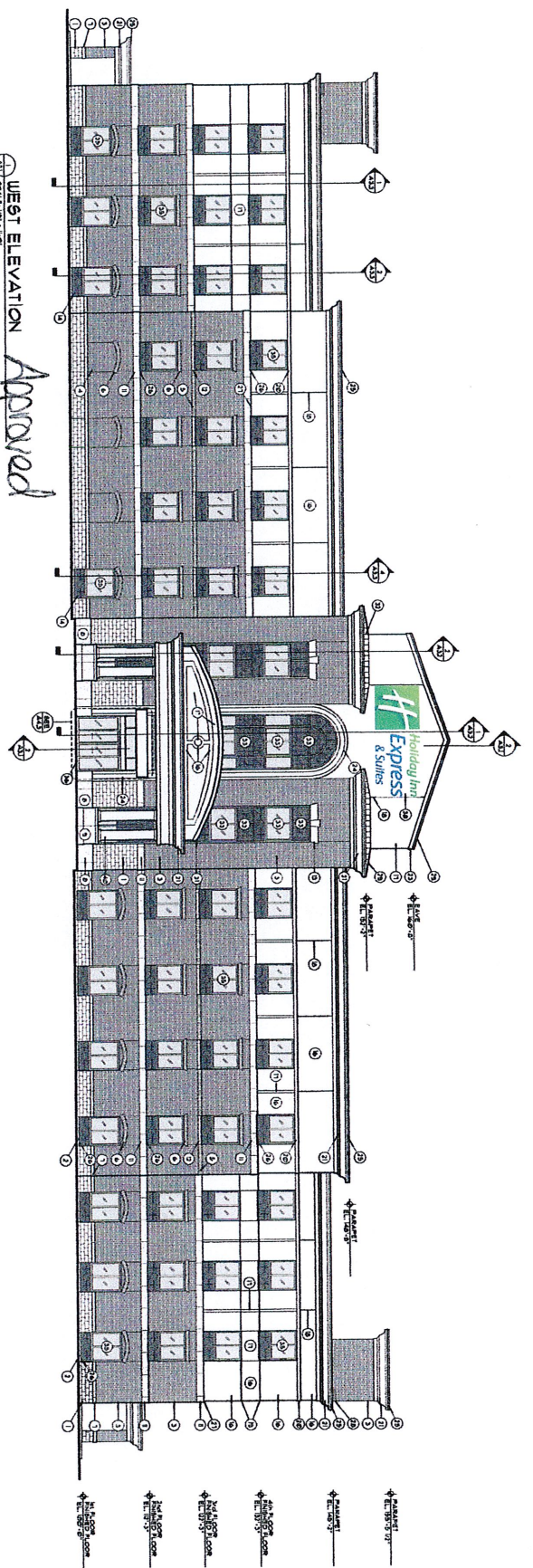
Building Letters

Volume 4.1
Updated June 22, 2010



Building Letters

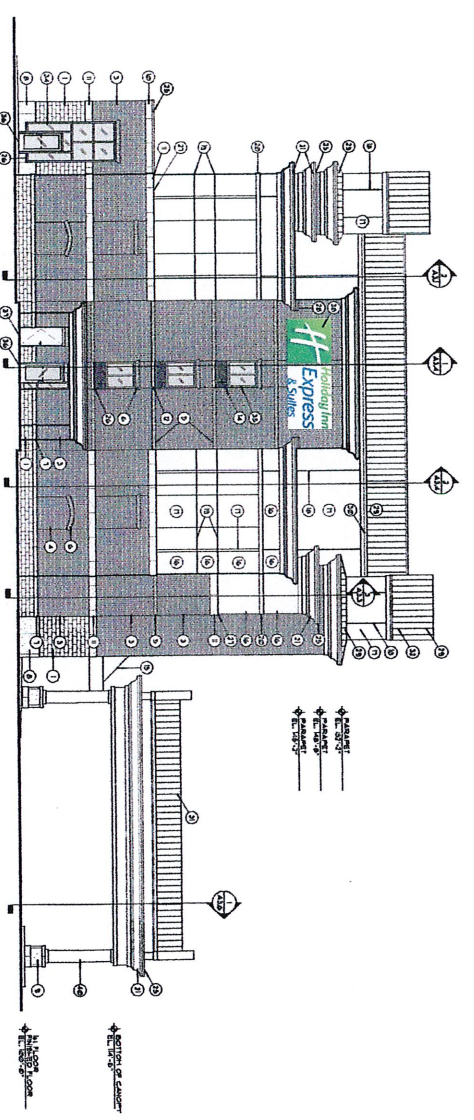
WEST ELEVATION
Approved



KEYNOTES

1. FINISH: 1/2" THICK CONCRETE UNIT MASONRY VENEER, HORIZONTAL TO MATCH VENEER COLOR
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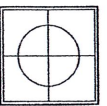
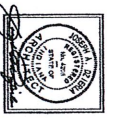
NORTH ELEVATION
Approved



JOSEPH A. DZIERLA & ASSOCIATES, INC.
Architecture & Planning

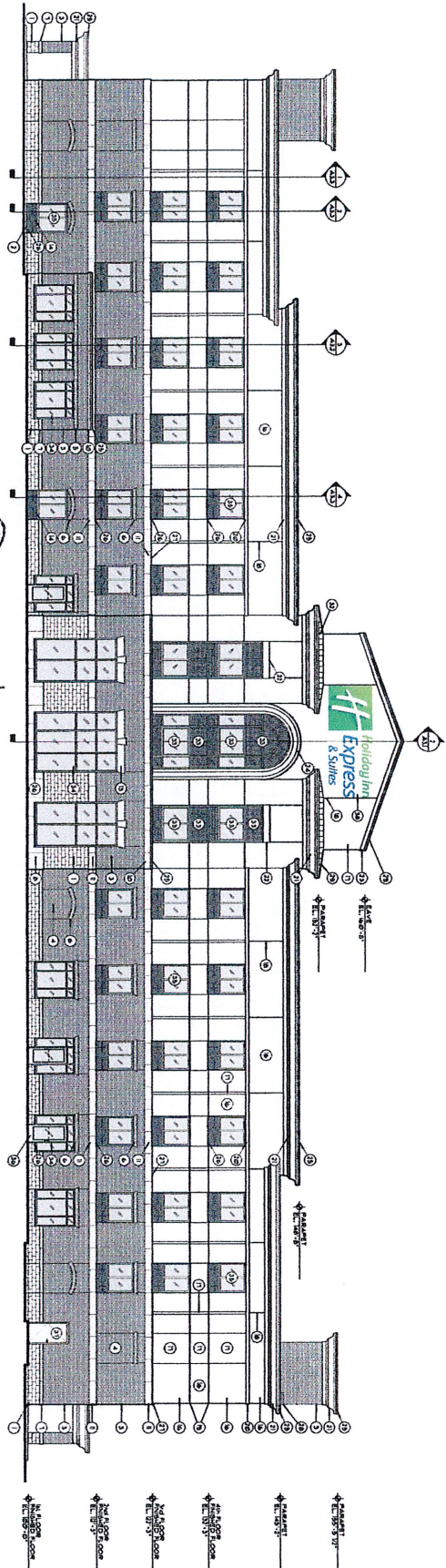
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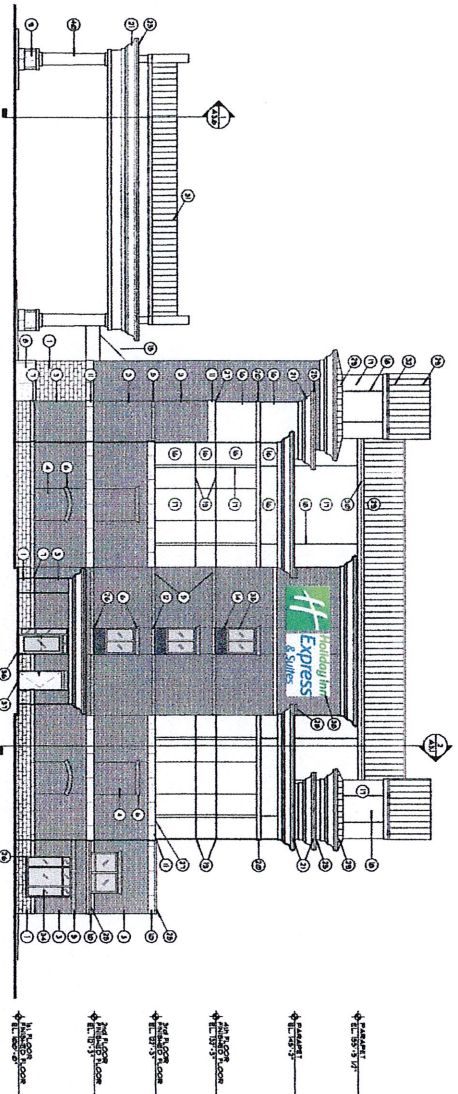


HOLIDAY INN EXPRESS of EDINBURGH
EXECUTIVE DRIVE
WEST BUILDING ELEVATION, NORTH
BUILDING ELEVATION, & BUILDING
KEYNOTES

A2.1



201 EAST ELEVATION Proposed



202 SOUTH ELEVATION Approved

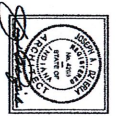
KEYNOTES

1. VARIOUS POLYMER CONCRETE UNIT FINISHES - VARIOUS TONALITY TO MATCH EXISTING COLOR
2. EXISTING BRICKWORK TO REMAIN - EXISTING COLOR - NOT TO BE REPAIRED OR REFINISHED
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Architecture & Planning

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HOLIDAY INN EXPRESS of EDINBURGH
EXECUTIVE DRIVE
EDINBURGH, INDIANA
EAST BUILDING ELEVATION, SOUTH BUILDING ELEVATION, & BUILDING KEYNOTES

A2.2



N Executive Dr, Edinburgh, IN 46124

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Image IndianaMap Framework Data

Google

Imagery Date: 2/28/2005

39°18'43.67" N 85°57'37.18" W elev 201 m

Eye alt 1.94 km